



\* £290,000 - £320,000 \* WEST FACING GARDEN \* GREAT STARTER HOME OR INVESTMENT \* MODERN INTERIORS \* FOUR-PIECE BATHROOM \* SHORT DRIVE TO BENFLEET STATION \* THE KING JOHN SCHOOL CATCHMENT AREA \* This charming two bedroom house is located on a serenely quiet cul-de-sac and offers two reception rooms, a modern fitted kitchen, a four-piece family bathroom and a large west facing rear garden - making it a great first purchase! In addition to this, the home is nearby a range of amenities, is a short drive to Benfleet Station for commuters and is within the favoured catchment areas for both Westwood Academy and The King John School.

- Quiet cul-de-sac
- Cottage style house
- Modern fitted kitchen
- Two spacious bedrooms
- The King John School catchment area
- West facing garden
- Modern and stylish interiors
- Four-piece bathroom
- Amenities only a walk away
- Short drive to Benfleet Station

## Parkstone Avenue

Benfleet

**£290,000**

Price Guide



# Parkstone Avenue



**Frontage**  
Fenced all around, garden wall, shingled frontage, pathway to obscured double glazed entrance door with an adjacent double glazed window to front aspect leading to:

**Lounge**  
11'9" x 10'2"  
Double glazed window to front aspect, minimalist fireplace surround, shelving, radiator, coving, skirting, wood effect laminate flooring, door to:

**Dining Room**  
11'9" x 11'1"  
Double glazed window to rear aspect overlooking the rear garden, characterful feature fireplace, bespoke alcove cupboard and shelving, radiator, coving, skirting, carpet, door to:

**Kitchen**  
7'10" x 7'6"  
Double glazed window to rear aspect and a UPVC double glazed side door for garden access. White shaker style kitchen units both wall-mounted and base level comprising; wood effect laminate worktops, 1.5 sink and drainer with chrome mixer tap, four ring burner gas hob with a stainless steel extractor fan over, integrated oven, tiled splashback, space for washing machine, space for an American style fridge freezer, LED kickboard lighting, skirting, coving, radiator, tiled flooring.

**First Floor Landing**  
Carpeted stairs raising to the first floor, skirting, carpet, doors to all rooms.

**Master Bedroom**  
11'9" x 10'2"  
Double glazed window to front aspect, radiator, coving, skirting, carpet.

**Bedroom Two**  
11'5" x 6'3"  
Double glazed window to the rear overlooking the garden, radiator, coving, skirting, carpet.

**Four-Piece Family Bathroom**  
UPVC obscured double glazed window to rear aspect, vanity unit with pedestal wash basin, chrome mixer tap and a tiled splashback, corner shower with drencher head, bath with mixer tap and a shower attachment, partial wall tiling, low-level w/c, spotlighting, radiator, coving, skirting, wood effect laminate flooring.

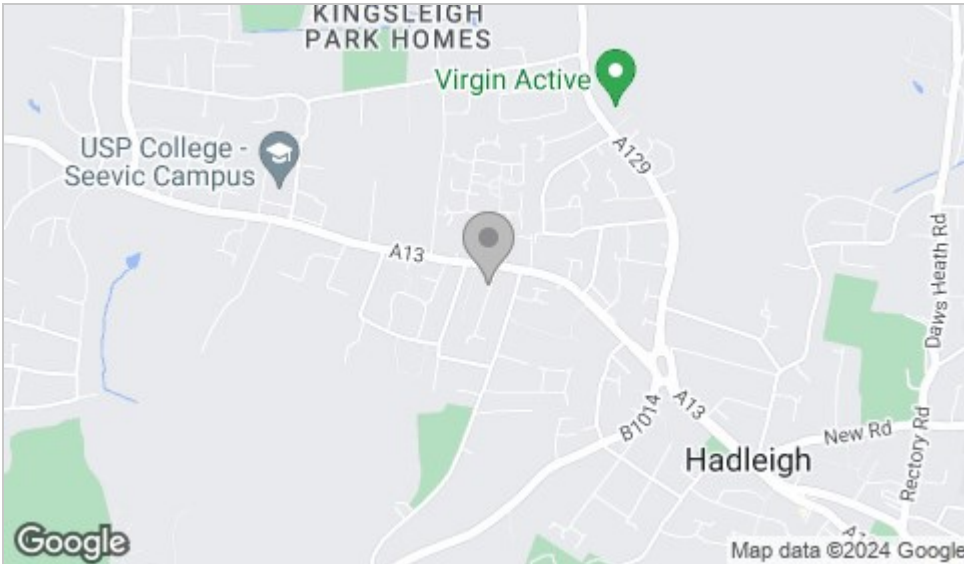
**Rear Garden**  
Commences a paved patio area with the remainder laid to lawn, fenced all around, garden storage shed to the very rear of the garden, outside tap.



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

